

STATE BUDGET AND CONTROL BOARD

REGULAR SESSION

MEETING OF September 19, 2006

ITEM NUMBER 2

AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

Budget and Control Board approval is requested for the following permanent improvement project establishment requests and budget revisions which have been reviewed favorably by the Joint Bond Review Committee:

- (a) Summary 2-2007: JBRC Item 2. Clemson University
Project: 9807, Academic Success Center Construction
Request: Increase budget to \$13,635,000 (add \$13,200,000 Institution Bond and Other, Private funds) to construct a new 35,000 square foot, multi-story Academic Success Center adjacent to the library at Clemson. The work will also include substantial utility and site improvements, including integrating the new facility into the utility system, creating safe pedestrian walkways and revamping vehicular traffic areas. The Academic Success Center is needed to provide adequate space for the program, which was used by more than 3,500 students last year and has helped improve scholarship and retention rates. The agency reports the total projected cost of this project is \$13,635,000 and additional annual operating costs ranging from \$40,000 to \$155,000 will result in the three years following project completion. (See Attachment 1 for additional annual operating costs.)
- (b) Summary 2-2007: JBRC Item 3. Clemson University
Project: 9831, Graduate Engineering Center – Land Acquisition/Construction
Request: Increase budget to \$41,778,646 (add \$6,200,000 Other, Operating Revenue and Research University Infrastructure Bond funds) to cover the cost to incorporate additional equipment into the Campbell Graduate Engineering Center at Clemson's International Center for Automotive Research. Funds are needed to cover test cell equipment integration costs including foundations, equipment support platforms, and utility infrastructure, to provide an audio visual system for the auditorium, classrooms and conference room, and to provide a contingency. The agency reports the total projected cost of this project is \$41,778,646 and no additional annual operating costs will result from this request.
- (c) Summary 2-2007: JBRC Item 7. Clemson University
Project: 9865, Rhodes Hall Annex Construction
Request: Increase budget to \$10,052,515 (add \$9,052,515 Capital Improvement Bond and Other, Institutional Capital Project Funds) to construct an approximately 24,000 square foot annex addition to Rhodes Hall to provide adequate space for research faculty in Clemson's emphasis area of bioengineering and biomedical

AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

sciences. The Bioengineering Department is a top generator of research and a growing department for graduate and undergraduate students. Additional space is needed to house faculty and provide adequate space for teaching and research in this growing area. The agency reports the total projected cost of this project is \$10,052,515 and additional annual operating costs ranging from \$90,000 to \$108,900 will result in the three years following project completion. (See Attachment 2 for additional annual operating costs.)

(d) Summary 2-2007: JBRC Item 8. College of Charleston

Project: 9567, Physical Education and Athletic Center Complex Construction

Request: Increase budget to \$47,000,000 (add \$7,000,000 Other, Private and Capital Improvement Plant Funds) to accept bids for construction of the Physical Education and Athletic Center at the College of Charleston. The current design estimate has increased due to the lack of competition for bids, difficulties with sequencing the construction, and increased costs of raw materials including piping, wiring, sheet metal and equipment. The agency reports the total projected cost of this project is \$47 million and no additional annual operating costs will result from this request.

(e) Summary 2-2007: JBRC Item 9. College of Charleston

Project: 9570, Simons Center for the Arts Expansion

Request: Increase budget to \$21,850,000 (add \$350,000 Other, Private funds) to include upfitting the photography studio in the expansion of the Simons Center for the Arts at the College of Charleston. The Simons Center was designed and built for a student population one-half the size of the current enrollment. Additional funds are needed because the original bids were higher than anticipated. The agency reports the total projected cost of this project is \$21,850,000 and no additional annual operating costs will result from this request.

(f) Summary 2-2007: JBRC Item 10. Francis Marion University

Project: 9558, Center for the Performing Arts Construction

Request: Establish project and budget (\$11,000,000 Other, Private and Florence Redevelopment funds) to accept the donation of approximately 4.6 acres of land in Florence and construct a new 50,000 square foot Performing Arts Center for Francis Marion. The facility will house the University's fine arts programs and include a 1,200-seat performance hall, a secondary 300-seat hall, flexible educational spaces that can be used for rehearsal space or classrooms and an

AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

outdoor amphitheatre. Funding for construction will be complete when \$7 million in supplemental funds appropriated by the General Assembly for the project become available later this year. The agency reports the total projected cost of this project is \$18 million and additional annual operating costs ranging from \$550,000 to \$978,000 will result in the three years following project completion. (See Attachment 3 for additional annual operating costs.)

(g) Summary 2-2007: JBRC Item 11. Lander University

Project: 9517, Student Center Facility Construction/Renovation

Request: Increase budget to \$4,979,680 (add \$479,680 Other, Institutional funds) to complete funding for renovation to the 47,000 square foot Grier Student Center at Lander. Additional exterior and interior deterioration of the original structure has been found during renovation due to settling of the building and water intrusion from poorly designed windows. Additional funds are needed to replace the brick veneer on the exterior of two floors with an exterior insulation and finish system and provide for furniture, fixtures, and equipment. The agency reports the total projected cost of this project is \$4,979,680 and no additional annual operating costs will result from this request.

(h) Summary 2-2007: JBRC Item 12. Lander University

Project: 9522, New Campus Entrance Boulevard Construction – Phase II

Request: Increase budget to \$1,561,436 (add \$495,000 Other, Institutional and Parking Fee funds) to begin Phase II to construct two parking areas near the new entrance boulevard at Lander. The two parking areas will total approximately 3.7 acres and include 265 parking spaces, emergency phones, a security surveillance system, concrete curbs, asphalt surfacing, and lighting. The agency reports the total projected cost of this project is \$1,561,436 and additional annual operating costs ranging from \$1,500 to \$3,153 will result in the three years following project completion. (See Attachment 4 for additional annual operating costs.)

(i) Summary 2-2007: JBRC Item 15. USC – Columbia

Project: 6017, NERR Education and Training Center Construction

Request: Increase budget to \$2,932,472 (add \$2,879,972 Federal funds) to construct joint use facilities on Hobcaw Barony property in Georgetown for USC's North Inlet-Winyah Bay National Estuarine Research Reserve and the Belle Baruch Foundation. The proposed 9,500 square foot facility will connect an existing

AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

visitors center and office building and will include an expanded exhibit area, an enlarged audio-visual room, a new classroom, offices and server space to serve education and outreach needs. A 2,500 square foot outdoor classroom and interpretive shelter will also be constructed near the main building. The Education and Training Center will serve residents, visitors and students in learning about coastal habitats, resources and discoveries in this reserve and in reserves around the country. The agency reports the total projected cost of this project is \$2,932,472 and additional annual operating costs ranging from \$26,300 to \$56,900 will result in the three years following project completion. (See Attachment 5 for additional annual operating costs.)

(j) Summary 2-2007: JBRC Item 16. USC – Columbia

Project: 6029, Honors Residence Hall Construction

Request: Increase budget to \$47,600,000 (add \$11,100,000 Revenue Bond funds) to provide funds, based on design development, to construct a new residence hall for Honors students at USC. The 220,000 square foot facility will include 651 beds in a combination of single and double rooms, an academic center with classrooms, offices and student project space, and a dining facility. The increased cost results from refining the initial plans during the design phase and from increases in construction and materials costs since the project was proposed. The new facility will replace bedspaces in buildings that are past their useful lives and will be demolished as part of the construction. The agency reports the total projected cost of this project is \$47.6 million and no additional annual operating costs will result from this request.

(k) Summary 2-2007: JBRC Item 17. USC – Aiken

Project: 9524, Student Activities Center Renovation

Request: Increase budget to \$5,750,000 (add \$2,500,000 Institution Bond funds) to renovate the 51,759 square foot Student Activities Center at USC – Aiken. The work will include renovating restrooms, expanding the dining area and bookstore, converting a portion of the gym to meeting and storage space for student organizations, and converting locker rooms and athletic offices into a new student health clinic, organization offices, and recreation space. Demands on the dining area, bookstore, and student activity space exceed current usable space. Additional funds are needed because renovation plans have been on hold for five years pending moving athletic offices to the new convocation center for reallocating space in the student activities center. The agency

AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

reports the total projected cost of this project is \$5,750,000 and no additional annual operating costs will result from the project.

(l) Summary 2-2007: JBRC Item 18. USC – Aiken

Project: 9541, Student Residence Hall Construction/Land Acquisition

Request: Increase budget to \$16,535,000 (add \$16,500,000 Housing Revenue Bond funds) to construct a new 100,000 square foot, 300-bed residence hall at USC – Aiken. The facility will be constructed on a site that adjoins existing campus housing facilities and will be donated to the University prior to construction. The new facility will consist of approximately 75 apartments designed to accommodate four students each, with a kitchen, living and dining area, two bathrooms and two to four bedrooms. The University has an unmet need for more than 200 beds and wishes to expand residential capacity to meet future need. The agency reports the total projected cost of this project is \$16,535,000 and additional annual operating costs ranging from \$330,800 to \$348,225 will result in the three years following project completion. (See Attachment 6 for additional annual operating costs.)

(m) Summary 2-2007: JBRC Item 19. USC – Upstate

Project: 9532, Health Education Complex Construction

Request: Increase budget to \$31,475,000 (add \$7,000,000 Institution Bond and Other, Institutional Capital Project Funds) to award the low bid to construct a 146,000 square foot Health Education complex at USC – Upstate. The facility will house the Schools of Nursing and Education and a wellness fitness center to serve students and Upstate residents. The schools have outgrown their existing facilities and need additional space to meet the demands for health care workers and teachers. Bids were higher than anticipated due to increases in construction and materials costs and redesigning or rebidding are not considered feasible. The agency reports the total projected cost of this project is \$31,475,000 and no additional annual operating costs will result from this request.

(n) Summary 2-2007: JBRC Item 20. Winthrop University

Project: 9518, American Legion – Land Acquisition

Request: Increase budget to \$2,400,000 (add \$2,390,000 Other, Institutional Capital Project Funds) to purchase approximately 15.07 acres of land adjacent to Winthrop's main campus to be developed as a parking lot. The University currently leases

AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

550 parking spaces on the property and the acquisition will create at least 1,000 additional spaces. The agency reports the total projected cost of this project is \$2.4 million and no additional annual operating costs will result from the acquisition.

(o) Summary 2-2007: JBRC Item 21. Winthrop University

Project: 9533, Campus Center Construction

Request: Increase budget to \$29,400,000 (add \$17,400,000 Institution Bond and Revenue Bond funds) to increase the size of the new campus center to be constructed at Winthrop from 92,000 to 115,000 square feet. The additional size will include a larger bookstore, a multi-purpose assembly area to accommodate 400 diners, and a third floor conference area. The construction will also include a covered patio as a connector with the Lois Rhame West Center so the two centers become the core of campus life. The existing student center is located across a busy street from the core campus creating safety issues, is not centrally located, and no longer meets students' needs. The increase is needed to cover the larger size and increased construction costs. The agency reports the total projected cost of this project is \$29.4 million and additional annual operating costs of \$139,240 will result in the three years following project completion. (See Attachment 7 for additional annual operating costs.)

(p) Summary 2-2007: JBRC Item 22. Winthrop University

Project: 9551, Baseball Park Construction Phase II

Request: Increase budget to \$3,950,000 (add \$750,000 Other, Institutional Capital Project Funds) to cover the low bid that exceeded original estimates to complete Phase II of renovations to Winthrop's Baseball Stadium. The work will include providing finished locker rooms and an office, relocating ramps, walkways and the ticket booth, and constructing covered grandstands, an elevator tower and indoor batting facilities. The additional funds are needed to cover increases in construction and material costs. The agency reports the total projected cost of this project is \$3,950,000 and additional annual operating costs of \$2,000 will result in the three years following project completion. (See Attachment 8 for additional annual operating costs.)

(q) Summary 2-2007: JBRC Item 23. Technical and Comprehensive Education

Project: 9783, Trident – Complex for Industrial and Economic Development – Phase II Renovation

AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

Request: Increase budget to \$24,800,000 (add \$2,647,000 Other, Local funds) to cover increased construction costs and change orders to renovate the 150,728 square foot Complex for Industrial and Economic Development at Trident Tech. The bid was higher than anticipated and two construction problems were encountered that caused significant change orders. The first involved an undetected condition with existing flooring that required the top layer of concrete to be removed and treated to make it suitable for the finished flooring. The second involved floor plan and equipment revisions for the Culinary Program section of the facility that resulted from expansion of the program, after design was complete, when Johnson and Wales left Charleston. The agency reports the total projected cost of this project is \$24.8 million and additional annual operating costs of \$788,000 will result in the three years following project completion. (See Attachment 9 for additional annual operating costs.)

- (r) Summary 2-2007: JBRC Item 24. Technical and Comprehensive Education
Project: 9880, Greenville – Northwest Campus Construction
Request: Increase budget to \$19,111,921 (add \$2,978,921 Federal and Other, Local funds) to accept the low bid to construct an approximately 95,200 square foot classroom building at Greenville Tech's Northwest Campus in Berea. Construction costs have escalated due to economic conditions that have driven materials costs up for cement, steel and oil-related products. Program reductions for the building were considered to reduce the cost, but were determined not to be feasible at this time. The agency reports the total projected cost of this project is \$19,111,921 and additional annual operating costs ranging from \$150,496 to \$159,661 will result in the three years following project completion. (See Attachment 10 for additional annual operating costs.)
- (s) Summary 2-2007: JBRC Item 25. Technical and Comprehensive Education
Project: 9975, Spartanburg – Tyger River Campus Automated Manufacturing Training Center Renovations
Request: Establish project and budget (\$264,503 Other, Local funds) to begin design services to renovate a 90,000 square foot portion of warehouse space into an Automated Manufacturing Training Center at Spartanburg Tech's Tyger River Campus in Duncan. This phase of the project will include minor repairs and renovations to allow for building occupancy since the facility has been vacant

AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

for several years. The center is needed to serve area manufacturers in training current and future labor forces and to benefit their service areas and the economic development of the state. The agency reports the total projected cost of this project is between \$1 and \$2 million and additional annual operating costs ranging from \$41,100 to \$45,310 will result in the three years following project completion. (See Attachment 11 for additional annual operating costs.)

- (t) Summary 2-2007: JBRC Item 30. Department of Mental Health
Project: 9703, Hall Institute Child and Adolescent Hospital and Clinic Construction
Request: Establish project and budget (\$1,300,000 Other, Medicaid funds) to begin design work to construct a 76,000 square foot, 80-bed Child and Adolescent Hospital at the Mental Health's Northeast campus in Columbia. The hospital complex will house five child and adolescent inpatient bed programs to meet different patient care needs and child and adolescent specialty outpatient clinics. The new hospital will replace existing Hall Institute facilities being vacated at the Bull Street campus. Constructing a new hospital is the most economical alternative to providing the facilities as no suitable buildings exist to support this need. The agency reports the total projected cost of this project is \$20.6 million and no additional annual operating costs will result from this request.
- (u) Summary 2-2007: JBRC Item 34. Department of Parks, Recreation and Tourism
Project: 9689, Santee Rondette Pier Renovation
Request: Increase budget to \$850,000 (add \$750,000 Other, Operating Revenue funds) to begin replacing one of two 30 year-old piers at PRT's Santee State Park. The work will include replacing the pilings, decking, handrails and bracing for the pier which supports the five cabins built on it. Additional funds will be added when they become available to replace the second pier. The pilings and bracing are original to the piers, are deteriorating, and are nearing the end of their useful lives. The agency reports the total projected cost of this project is \$1.5 million and no additional annual operating costs will result from the project.
- (v) Summary 2-2007: JBRC Item 36. Patriots Point Development Authority
Project: 9526, Congressional Medal of Honor Museum Renovation
Request: Increase budget to \$1,600,000 (add \$500,000 Other, Private funds) to cover the projected cost, based on current design estimates, to renovate 2,200 square feet on the Yorktown at Patriots Point for the Congressional Medal of Honor

AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

Museum. The existing museum will be replaced and enlarged to provide a state-of-the-art interactive museum. Additional funds are needed to cover increased construction and materials costs since the original estimates were prepared two years ago. The agency reports the total projected cost of this project is \$1.6 million and additional annual operating costs ranging from \$500 to \$1,700 will result in the three years following project completion. (See Attachment 12 for additional annual operating costs.)

BOARD ACTION REQUESTED:

Approve permanent improvement project establishment requests and budget revisions. All items have been reviewed favorably by the Joint Bond Review Committee

ATTACHMENTS:

Attachments